

ARTICLE 11
SIGNS

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ARTICLE 11 SIGNS

DIVISION 1 GENERAL PROVISIONS

Section 11-101 Purpose.

- A. Appearance.** To protect the natural aesthetic character and scenic beauty of the community.
- B. Identification.** To enable places of residential development and of commerce to be easily identified and allow the communication of information necessary and appropriate to the conduct of business.
- C. Compatibility.** To permit signs that are compatible with their surroundings, but preclude placement in a manner that conflicts with the principal uses of the site, adjacent land uses or adjacent signs, or that interferes with or distracts or obstructs the vision of motorists, bicyclists or pedestrians.
- D. Prevent Hazards.** To prevent hazardous situations, confusion and visual clutter caused by unrestricted proliferation of signs and by improper placement or installation, improper illumination, animation, and excessive height, area and bulk of signs.
- E. Safety.** To promote public health, safety and general welfare by prohibiting signs that have not been constructed, installed or maintained in a safe manner.

Section 11-102 Applicability. The regulatory provisions of this Article shall apply to the display, construction, erection, alteration, use, maintenance and location of all signs within the unincorporated areas of [*County*].

Section 11-103 Sign Permit Required. Unless specifically exempted by provisions of these Regulations, all signs require a Sign Permit, issued by the [*Administrator/Director*], prior to installation or placement. Modification or deviation from the terms or conditions of an approved Sign Permit are prohibited without approval of the [*Administrator/Director*].

Section 11-104 Temporary Signs.

- A. Temporary Signs Do Not Require Permit.** The following temporary signs and advertising devices are allowed in all zone districts and do not require a sign permit. Temporary signs shall be subject to compliance with the restrictions set forth in Section 11-106, *Prohibited Signs*.

1. **Construction Sign.** Individual signage for the participating building contractors, subcontractors, participating professional firms, participating lending institution and property owners located on the construction site. Each sign shall not exceed twenty (20) square feet total area of signage. All signs shall be removed no later than seven (7) days after the issuance of the Certificate of Occupancy for the project.
2. **Temporary Political Campaign Signs.** Signs announcing candidates seeking public office, with pertinent data, and signs relating to ballot issues, with pertinent data, subject to the following limitations:
 - a. Political campaign signs in any residential district shall not exceed three (3) square feet per sign face or six (6) square feet total area of signage.
 - b. Political campaign signs in commercial zone districts shall not exceed a maximum sign area of ten (10) square feet for each sign face, or twenty (20) square feet total area of signage.
 - c. Political campaign signs shall be setback a minimum of eight (8) feet from the nearest pavement edge.
 - d. Political campaign signs shall be removed no later than seven (7) days after the election for which they are intended.
3. **Real Estate Signs.** One (1) real estate sign on the lot being offered for sale, rent or lease. The real estate sign shall be removed no later than seven (7) days after the closing of the real estate conveyance.
4. **Garage Sale Signs.** One (1) garage sale sign not exceeding six (6) square feet of sign area for all sign faces, which is installed on the lot or series of contiguous lots under the same ownership on which the garage sale is located, and which is installed not more than seven (7) days prior to the garage sale. Garage sale signs shall be removed no later than two (2) days after the garage sale.
5. **Community Event and Non-Profit Fund Raising Signs.** Signs announcing any public, charitable, educational, or religious event or

Section 11-105 Permanent Signs That Do Not Require a Sign Permit

function, with a total sign area of not more than twenty (20) square feet for all sign faces, and installed for a period of not more than twenty-one (21) days prior to the event. These signs shall be removed not later than seven (7) days after the event.

- 6. Temporary Decorations and Displays.** Temporary decoration or displays which are clearly incidental to and are customarily associated with any national, local or religious holiday or celebration.
- B. No Illumination.** Temporary signs shall not be illuminated.
- C. Restricted Location.** Unless otherwise allowed by these Regulations, temporary signs must be placed only on private property, located outside any right-of-way or easement, and placed to avoid any sight obstruction for motorists, cyclists and pedestrians.
- D. Removal.** Unless otherwise allowed by these Regulations, temporary signs shall be removed within two (2) days of the activity or event for which the temporary sign was posted.

Section 11-105 Permanent Signs That Do Not Require a Sign Permit.

The following permanent signs and advertising devices do not require a sign permit. Signs and advertising devices that do not require a sign permit shall comply with the restrictions set forth in Section 11-106, *Prohibited Signs*.

- A. Government Signs and Notices.**
 1. Government signs for local, state and federal agencies, including "Neighborhood Watch" signs.
 2. Official government notices posted by government officers in the performance of their duties.
- B. Signage for Hazardous or Dangerous Conditions.**
 1. Temporary or permanent signs erected by a public utility company or construction company to warn of dangerous or hazardous conditions.
 2. Warning signs such as "No Trespassing," "Danger," and "Do Not Enter."

C. Building Identification and Commemorative Signs. Building name, date of erection, monumental citations and commemorative tablets when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent-type construction and located as an integral part of the structure.

D. Residential Signs. Personal identification signs for places of residence, provided that there is a maximum of one (1) per residence and the sign does not exceed a maximum sign area of two (2) square feet.

E. Vehicle Signs and Advertising Devices. Signs permanently affixed to a vehicle, such as advertisements painted on trucks and cars, unless the vehicle is parked specifically for advertising purposes, in violation of Section 11-106H, *Prohibited Signs*.

F. Gasoline Pump Signs. Signs over gas pumps which indicate gas prices, provided that these signs shall be limited to one (1) per pump island and shall be no larger than four (4) square feet per sign face, with a maximum of two (2) sign faces per pump island.

G. Art Displays. Works of fine art which do not serve to identify a product or business and which are not displayed in conjunction with a commercial enterprise that may benefit or realize direct commercial gain from the display.

H. Directional Traffic Signs. Directional traffic signs which do not exceed four (4) square feet per sign face, do not exceed six (6) feet in height above ground level, and which do not carry any commercial messages or advertisements.

I. Signs Identifying a Place of Religious Assembly. Signs identifying a building as a place of religious assembly or as a religious institution, provided that:

1. The sign is not larger than ninety (90) square feet of total sign area in a residential or agricultural zone district, or one hundred fifty (150) square feet of total sign area in a commercial or industrial zone district.
2. The sign otherwise complies with restrictions and conditions set forth in these Regulations.

J. Structural Maintenance and Changes to Advertising Copy. Painting, repairing and cleaning of an advertising structure or changing the advertising copy or message on an advertising structure, unless a structural change is made.

Section 11-106 Prohibited Signs. The following signs and advertising devices are prohibited in all zone districts.

A. Structurally Unsafe Signs. Signs that are structurally unsafe or hazardous.

B. Signs Blocking Ingress or Egress. Signs that prevent free ingress or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape, except those signs that may be required by other codes, regulations, or ordinances for public safety.

C. Signs Obstructing Visibility. Signs that obstruct or interfere with traffic signs or signals, or that impair visibility in the public right-of-way, or that are located within a clear vision area.

D. Signs with Moving Parts. Signs with visible moving, revolving or rotating parts, flashing or fluttering lights or other illuminating devices that have a changing brightness or intensity or color, or any mechanical movement or apparent movement achieved by electrical, electronic or mechanical means, except time, temperature and date signs or holiday decorations.

E. Displays With Open Light Bulbs. External displays, other than temporary decorative holiday lighting, consisting of unshielded or open light bulbs.

F. Signs Without Adequate Clearance from Power Lines. Signs that have been constructed or maintained with less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by state law or required by the utility provider.

G. Off-Premises Signs. Signs not located upon the property or business identified or advertised by the sign, and signs located in the public right-of-way or easement, unless the Board of Adjustment determines that an off-site sign is necessary to promote the interests of the use to which it relates.

1. An off-site sign shall otherwise conform to these regulations and the regulations applicable for the zone district in which the sign is located.

H. Vehicle Signs. Signs placed on vehicles or trailers that are parked or located for the apparent purpose of advertising a product, service or activity or to direct people to a business or activity located on the premises or nearby.

I. Obsolete Signs. Signs that are located on property that becomes vacant and unoccupied for a period of six months or more, or signs that pertain to a time, event or purpose that no longer applies. The sign face of an obsolete sign shall be removed by the owner of the sign or the owner of the property. The following types of signs shall be excepted from these provisions.

1. **Exception for Change of Ownership.** Signs displayed on a business temporarily suspended because of a change of ownership or management of the business shall not be construed to be obsolete unless the property remains vacant or the business is closed for a period of six (6) months or more.
2. **Exception for Seasonal Business.** Permanent signs displayed on a business that is open only on a seasonal basis shall not be construed to be obsolete unless the property remains vacant or the business is closed for a full season based upon the history and nature of use.

J. Signs on Natural Features. Signs painted on rocks or other natural features.

K. Signs Imitating or That May Be Construed To Be Traffic Signals.

1. Signs which imitate an official traffic sign or signal or which contain the words "stop," "slow" or other similar words.
2. Signs which are of a size, location, movement, content, coloring or manner of illumination that may be confused with or construed as a traffic-control device.

L. Signs of Obscene Character. Signs or pictures of an obscene, indecent or immoral character that will offend public morals or decency, based upon constitutional standards.

M. More than One Sign Per Lot. More than one sign per lot, unless otherwise allowed by these Regulations.

Section 11-107 Signage for Home Occupation.

A. One Exterior Sign Allowed. A home occupation conducted in compliance with the regulatory provisions of this Code shall be allowed one exterior advertising sign identifying the home occupation, meeting the following conditions:

1. **Area of Sign Face.** The sign shall be no larger than one square foot in total area of signage.
2. **Location.** The sign shall be located on-site, mounted flat against the exterior wall of a principal or accessory structure, or located on or in a window pane or door panel.
3. **Compliance.** Unless otherwise provided in these Regulations, the sign shall comply with the conditions and restrictions for signs in the applicable zone district, set forth in the Sign Table at Section 11-302.

Section 11-108 Development Identification Signs, Industrial and Commercial PUD or Subdivision Signs.

A. New Development. A sign proposed to identify a development, and signage proposals for industrial and commercial uses located in a commercial and industrial PUD or subdivision, are subject to review and approval by the Board of County Commissioners as part of the PUD or subdivision review and approval process. An approved plan establishing compliance with the regulatory provisions and restrictions for signage in the commercial or industrial PUD or subdivision shall be required for final plat approval, and recorded with the final plat.

B. Existing Development. Existing commercial and industrial uses that are legally platted as PUDs or subdivisions under previous [*County*] land use regulations shall be allowed one (1) freestanding sign per development and one (1) identification sign for each business located in the development. The sign height and area of the sign face shall be in compliance with the sign code provisions applicable to the underlying zone district. A plan establishing compliance with the regulatory provisions and restrictions for signage in the PUD or subdivision development shall be approved by the Board of County Commissioners and recorded with the County Clerk and Recorder.

Section 11-109 Nonconforming Signs.

A. Legally Nonconforming Signs. Signs legally erected prior to adoption of these Regulations and lawfully maintained in accordance with the provisions of prior regulations, but which do not conform with the provisions of these Regulations, shall be allowed to continue as a legally nonconforming sign for a period of eight (8) years from the effective date of these regulations, under the following conditions:

1. **Sign May Not be Changed.** The nonconforming sign shall not be structurally altered in any manner that increases the nonconformity of such sign.
2. **Sign May Not Be Relocated or Replaced.** The nonconforming sign shall not be relocated or replaced in a manner that continues the nonconformity.
3. **Burden Rests Upon Owner.** The burden of establishing a sign to be a legally nonconforming sign under these Regulations shall rest entirely upon the owner.
4. **Removal after Eight Years.** The nonconforming sign shall be removed or brought into compliance with the applicable County land use regulations at the end of the eight-year period.

B. Termination of Legally Nonconforming Signs.

1. **Abandonment.** Legally nonconforming signs pertaining to activities or occupants that are no longer using a property shall be removed from the premises within six (6) months after the associated activity or occupant has vacated the premises.
2. **Destruction, Damage or Obsolescence.** The right to maintain any legally nonconforming sign shall terminate whenever the sign sustains damage in excess of fifty (50) percent of its replacement cost, or becomes obsolete or substandard to the extent that the sign becomes a hazard.
3. **Failure to Maintain.** The right to continue use of a legally nonconforming sign shall terminate if the sign is not maintained in compliance with the maintenance requirements set forth in Section 11-303, *Maintenance*.

4. Violation of Current or Prior Sign Regulations. Any violation of these Regulations or the prior regulations under which a nonconforming sign has been legally allowed shall immediately terminate the right to continue use of the nonconforming sign.

DIVISION 2 SIGN PERMIT APPLICATION, REVIEW, AND APPROVAL

Section 11-201 Application and Review Process.

A. Application Materials. Any application for a sign permit shall include the following materials. The [Administrator/Director] may require additional materials or information as deemed necessary to properly evaluate the proposed sign.

- 1. Application Form and Fees.** The application for a sign permit shall be made by the owner of the property on which the sign is to be located, or the owner's authorized agent. The permit fee shall be established by resolution of the Board of County Commissioners and the fee schedule provided to the applicant by the [Administrator/Director]. Application shall be made on forms provided by the [Administrator/Director or Department] and shall include the following information.
 - a.** The name, address and phone number of the applicant.
 - b.** The physical address of the property.
 - c.** Zoning of the property.
 - d.** The nature of the principal use to be identified by the proposed sign.
- 2. Scale Drawing of the Sign.** A scale drawing of the proposed sign, that includes exact dimensions and area calculations, text, and color and materials proposed for the sign.
- 3. Site Plan.** A site plan, drawn to scale, showing the proposed location and orientation of the sign. The plat plan shall include all easements and rights-of-way of record that may affect or be affected by the location of the proposed sign.
- 4. Description of Sign Illumination.** A detailed description of the sign illumination. This may be shown on the scale drawing of the

proposed sign. Description of illumination shall include target illumination levels, hours of operation, control methods, lamp and luminaire information, and manufacturer description.

5. **Electrical and Engineering Data.** Electrical and engineering data sufficient to prove the safety and reliability of the proposed sign.
 6. **Insurance or Bond Coverage.** The owner of a freestanding sign or a sign which extends over public right-of-way shall provide insurance or bond coverage that is acceptable to the Board of County Commissioners for purposes of indemnifying the County from liability in the event of damage or injury due to collision or structural failure.
 - a. The required insurance or bond coverage shall be maintained as long as the sign extends over the public right-of-way.
 - b. Insurance or bond coverage is required for the life of a freestanding sign.
 - c. Annual evidence of insurance or bond coverage shall be provided to the [Administrator/Director]. The owner of a sign extending over a state highway right-of-way shall provide the [Administrator/Director] with evidence that the sign is in compliance with Colorado Department of Transportation standards and restrictions.
- B. Review and Approval.**
1. **Determination of Completeness.** Within [five (5)] calendar days of receiving an application for Sign Permit, the [Administrator/Director] shall determine whether the application is complete, based upon the requirements for application materials set forth in Section 11-201A.
 - a. **Application is Not Complete.** If the application is not complete, the [Administrator/Director] shall inform the applicant of the deficiencies in writing and shall take no further action on the application until the deficiencies are remedied.

Section 11-202 Variance. The applicant for a sign permit may apply to the Board of Adjustment for a variance from provisions of these Regulations. The process for application and review of a variance request is set forth in Article 4, Section 4-501.

Section 11-203 Sign Permit Review Criteria.

A. On-Premises Advertising. The sign identifies or advertises the legally established principal use of the lot on which the sign is located.

B. Dimensions. The size and height of the sign complies with standards set forth in the Sign Table, Section 11-302.

1. Where a sign has two display faces, the combined area of each side shall be considered the total area of signage for that sign.

C. Changeable Message. Signs with a changeable message shall remain motionless for no less than one (1) minute.

D. Illumination.

1. **No Impact to Neighboring Property.** Illuminated signs shall not cause glare or otherwise adversely impact residential areas.
2. **No Impact to Traffic.** Neither the direct or reflected light from any light source illuminating the sign shall create a traffic hazard to operators of motor vehicles on public thoroughfares or approaches to public thoroughfares. Colored lights shall not be used at any location or in a manner so as to be confused with or construed as a traffic control device.

E. Location.

1. The sign will be entirely located on private property.
2. The sign will not create an obstruction for traffic or create any hazard for motorists, cyclists or pedestrians.

F. Safety. The sign shall be constructed in a manner that does not present a hazard situation.

1. **Wind Load.** Signs over ten (10) feet in height and/or forty (40) square feet in surface area shall be engineered to withstand a wind loading of a minimum of thirty (30) pounds per square foot of sign area without failure of the face retention system or sign structure.
2. **Electrical Wiring.** Electrical wiring for the sign shall be underground in the case of freestanding signs, and behind the sign cabinet in the case of wall or projecting signs.
3. **Support.** Roof signs, signs mounted on marquees, or projecting signs shall be engineered in such a manner that no guy wires are needed for support, other than for the sign structure itself.
4. **Protection of Anchors and Supports.** Anchors and supports shall be protected when near driveways, parking lots or similar locations where they could be damaged by moving vehicles. Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to safely support the loads applied. No anchor or support of any sign, except flat wall signs, shall be connected to or supported by a parapet wall that is not braced.

DIVISION 3 USE RESTRICTIONS, CONSTRUCTION AND MAINTENANCE

Section 11-301 Incorporation of the Uniform Sign Code. [*The Uniform Sign Code of the International Conference of Chief Building Officials, including all appendices*], is hereby adopted by the County to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, quality of materials, construction, location, size, electrification and maintenance of all sign structures not located in a building. In the event of conflict between the regulatory provisions of the Uniform Sign Code and the Land Use Code, the more restrictive provisions shall control.

Section 11-302 Sign Table.

Zone District	Types of Signs Allowed	Structural Types of Signs Allowed	Maximum Height	Maximum Total Sign Area Per Face
RR, ER, SR, MFR & MHP	Business	FREESTANDING (for the purpose of subdivision identification)	4'	30 square feet
	Construction	WALL	N/A	2.5 square feet
	Identification Real Estate	TEMPORARY	4'	6 square feet, unless otherwise allowed under Section 11-104, <i>Temporary Signs</i>
CG & CL	Business	FREESTANDING	30'	150 square feet
		WALL	NA	2 square feet per lineal foot of building, not to exceed 60 square feet.
	Construction	PROJECTING	NA	
	Identification	SUSPENDED	NA	
	Joint Identification	ROOF	not to exceed roof peak	
	Real Estate	TEMPORARY	10'	30 square feet, unless otherwise allowed under Section 11-104, <i>Temporary Signs</i>
R	Business	FREESTANDING	20'	90 square feet
		WALL	NA	2 square feet per lineal feet of building frontage not to exceed 30 square feet
	Construction	PROJECTING	NA	
	Identification	SUSPENDED	NA	
	Real Estate	ROOF	not to exceed roof peak	
		TEMPORARY	10'	30 square feet, unless otherwise allowed under Section 11-104, <i>Temporary Signs</i>

Zone District	Types of Signs Allowed	Structural Types of Signs Allowed	Maximum Height	Maximum Total Sign Area Per Face																																													
<p><u>TABLE NOTES:</u></p>																																																	
<p>1. Abbreviations. Zone districts are represented by the following abbreviations:</p>																																																	
<table> <tr> <td>R</td> <td>Resource</td> <td></td> <td></td> <td></td> </tr> <tr> <td>RR</td> <td>Rural Residential</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ER</td> <td>Estate Residential</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SR</td> <td>Suburban Residential</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MFR</td> <td>Multi-Family Residential</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MHP</td> <td>Manufactured Home Park</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CG</td> <td>Commercial - General</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CL</td> <td>Commercial – Limited</td> <td></td> <td></td> <td></td> </tr> <tr> <td>I</td> <td>Industrial</td> <td></td> <td></td> <td></td> </tr> </table>					R	Resource				RR	Rural Residential				ER	Estate Residential				SR	Suburban Residential				MFR	Multi-Family Residential				MHP	Manufactured Home Park				CG	Commercial - General				CL	Commercial – Limited				I	Industrial			
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MHP	Manufactured Home Park																																																
CG	Commercial - General																																																
CL	Commercial – Limited																																																
I	Industrial																																																
<p>2. Definition of Types of Signs and Structural Types of Signs. Definition of the terms identifying types of signs and structural types of signs is set forth in Article 16, <i>Definitions</i>.</p>																																																	
<p>3. Multiple Property Frontage. If the lot on which a building is located has multiple property frontage, then the sign limitation for that zone district shall be applied for each lineal foot of property frontage along the longest adjacent public right-of-way, plus an additional sign area of one-half (1/2) the zone district limitation for each additional lineal foot of property frontage along each separate, additional public right-of-way.</p>																																																	
<p>4. Air Space Requirement for Freestanding Signs. Freestanding signs shall maintain free air space between a height of forty-two (42) inches above any adjacent street elevation and a height of seventy-two (72) inches above said elevation.</p>																																																	

Section 11-303 Maintenance. Signs and sign structures shall be maintained at all times in a state of good repair, with all braces, bolts, clips, supporting frame and fastenings free from deterioration, insect infestation, rot, rust or loosening. All signs shall be kept neatly finished, including all metal parts and supports that are not galvanized or constructed of rust resistant metals.

DIVISION 4 ENFORCEMENT OF SIGN PERMIT REGULATIONS

Unless otherwise provided by these Regulations, violations of the regulatory provisions in this Article are subject to the applicable provisions for inspection, notice of violation, abatement of violation and penalty set forth in Article 12, *Enforcement, Violation and Penalties*.

Section 11-401 Complaint and Verification of Violation.

A. Verify Violation. Upon complaint made or filed by a member of the public or by a County official or employee, the [*Administrator/Director*] shall verify the complaint as a violation.

B. Authority to Enter and Inspect. The [*Administrator/Director's*] authority to enter and inspect property for the purpose of verifying a violation of these regulations shall be governed by the same procedures set forth in Article 12, Section 12-202, *Authority to Enter and Inspect*.

Section 11-402 Notice of Violation.

A. Notice of Violation. If the [*Administrator/Director*] verifies a complaint as a violation, the [*Administrator/Director*] shall serve written notice of the violation to the property owner of record, pursuant to Article 12, Section 12-203, *Notice of Violation and Response*.

B. Response. The property owner shall have ten (10) calendar days from the date of receipt of the notice of violation in which to correct the alleged violation or to file an appeal with the Board of County Commissioners.

Section 11-403 Remedies.

A. Repair or Removal of Hazardous Signs. The [*Administrator/Director*] shall order the repair, alteration, painting or removal, at the owner's expense, of any sign that constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence and abandonment.

1. The [*Administrator/Director*] may cause the immediate removal of any sign that endangers the public or is structurally, materially, electrically or otherwise defective, without notice, at the expense of the owner of the sign or premises.

B. Removal of Abandoned or Obsolete Sign. The [*Administrator/Director*] shall order the removal of any sign that has been abandoned or determined to be obsolete.

C. Removal of Prohibited Sign. The [*Administrator/Director*] shall order the removal of any prohibited sign(s) within two (2) days of receipt of written notification.

D. Revocation of Sign Permit. If the [*Administrator/Director*] finds that the sign under any permit issued does not comply with the information supplied in the permit application and/or is in violation of these Regulations, or finds that there has been any misrepresentation in connection with the application for the permit, the [*Administrator/Director*] shall revoke the permit.

1. The permit holder shall have [*five (5)*] calendar days in which to reply to the notice of violation.

E. Preservation of Remedies. The remedies as provided in this Article, and as may be available under other applicable regulations of the County or pursuant to state or federal law, are not exclusive in any way, and may be pursued by the County singularly or in combination to achieve the most expeditious abatement of a violation.

DIVISION 5 FLOWCHART

Section 11-501 Sign Permit Review Flowchart.

